

WHEN RECORDED, RETURN TO:  
 Fairbanks Capital Corp.  
 Attn: Document Control  
 P.O. Box 65250  
 Salt Lake City, UT 84165-8250

8995990  
 03/04/2004 02:42 PM 12.00  
 Book - 8954 Pg - 2045-2046  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 FAIRBANKS CAPITAL  
 BY: ZJM, DEPUTY - WE 2 P.

### LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A., F/K/A Norwest Bank Minnesota, N.A., (the "Principal"), in its capacity as trustee under that certain Securitization Servicing Agreement (as amended, restated, supplemented or otherwise modified from time to time, the "Agreement"; capitalized terms used herein are not defined herein and have the terms assigned thereto in the Agreement) relating to the Structured Asset Securities Corporation Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC10, dated as of December 1, 2002, by and among Lehman Capital, A Division of Lehman Brothers Holdings Inc., as Seller, Aurora Loan Services Inc., as Master Servicer, Fairbanks Capital Corp., as Servicer, and the Principal, as Trustee, hereby constitutes and appoints:

**Fairbanks Capital Corp.**

its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of the Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

- (i) All documents with respect to residential mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby; (ii) instruments appointing one or more substitute trustees to act in the place of the trustees named in deeds of trust; (iii) affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise, and (iv) all other comparable instruments.

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

Dated: January 20, 2004

Wells Fargo Bank, N. A.,  
 as Trustee under the Agreement

Attest:

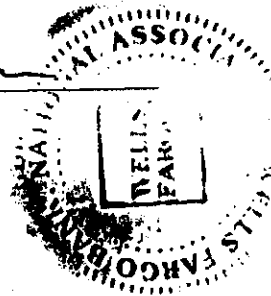
By: Sherri Sharps  
 Its: Assistant Secretary

Unofficial Witnesses:

Christie L. Orora  
 Christie L. Orora

By: Christopher Regnier  
 Its: Vice President

Sharon Restivo  
 Sharon Restivo



BK 8954 PG 2045

FNF

WHEN RECORDED, RETURN TO:  
Fairbanks Capital Corp.  
Attn: Document Control  
P.O. Box 65250  
Salt Lake City, UT 84165-0250

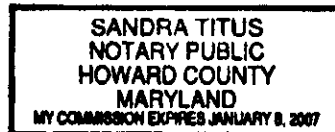
STATE OF MARYLAND  
COUNTY OF HOWARD

ss:

On the 20th day of January, 2004 before me, a Notary Public in and for said State, personally appeared Christopher Regnier known to me to be a Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,

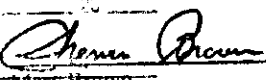
  
Notary Public



State of Utah SEP 17 2008  
County of Salt Lake

I, the undersigned Recorder of Salt Lake County, Utah, do hereby certify that by law I have the custody of a seal and all other documents, records, and other records required or permitted by law to be recorded and that said seal and foregoing are duly kept in accordance with original documents on file as such Recorder.

Witness my hand and seal and I do record this  
\_\_\_\_\_  
for  
GARY W. GIL RECORDER

  
\_\_\_\_\_  
Cheryl Brown  
Deputy Recorder